Determination: NFA

PA/VSI Or RFA FILE REVIEW CHECKLIST

Facility Name: Aero Plating Works Inc.

EPA	IU: 1L	LD 005.	City: Chicago State: IL	
Nam	e of Re	eviewer	: Maureen McHugh Date of Review: 7/31/08	
1	Yes	Nø	Is this a one folder site?	
2	Yes	No	Are there Superfund files for this site?	
3	Yes	No	Did you Read the Executive Summary?	
			There are: _5 SWMUs and0 AOCs at this site.	
4	Yes	No	Did you review the regulatory history?	
5	Yes	No	Does the facility have interim status or a permit?	
			This facility is a: SQG, LQG, or Less than 90 day.	
6	Yes	No	Was the Facility closed per RCRA?	
			If Yes, was the closure: CC, or CIP.	
7	Yes	No	Are there documented (historical) releases? Briefly describe on Page 2.	
8	Yes	No	Were there releases identified during the inspection? Briefly describe on Page 2.	
9	Yes	No	Do you agree with the Conclusions and Recommendations?	
			If No, briefly describe on Page 2.	
and a evide	K_ No any othernce of Fur vestiga MU or A the near	further of er SWM releases ther Act tion that AOC and cessary of	eview of the PA/VSI or RFA file, please classify this site as: orrective action recommended or warranted: These are sites that closed the regulated units Us or AOCs at the site did not warrant any further corrective action (no historic releases or observed during the Visual Site Inspection). on Required: Soil or sediment sampling or groundwater sampling or monitoring or any type was recommended in the report in response to a documented or observed release at any where such investigation, whether being addressed during the inspection or after, does not locumentation in the facility record files.	
	More Information Needed: There is no RFA, PA/VSI or RCRA closure information available.			

PA/VSI Or RFA FILE REVIEW CHECKLIST

Matag
Notes
Briefly describe any documented (historical) releases for any SWMU or AOC recorded in the report. For each release,
please identify the SWMU or AOC and a one or two line description of release.
Soil samples taken from beneath the concrete floor at the former hazardous waste storage area (SWMU1) exceeded soil
screening levels for lead, copper, and nickel. There was adequate containment and low levels of contamination so the
IEPA approved closure without removal of the contamination.
Lead was detected above the SSL at SWMU2 but this unit was also allowed to close without removal.
IEPA also approved closure without removal for the nickel, chromium, and cyanide contamination at SWMU5
Institutional controls were required for closure of all units.
Did 1 d d d d d d d d d d d d d d d d d d
Briefly describe any releases observed during the inspection for any NW MLL or AUN recorded in the report. For each
Briefly describe any releases observed during the inspection for any SWMU or AOC recorded in the report. For each
release, please identify the SWMU or AOC and a one or two line description of release.
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release, please identify the SWMU or AOC and a one or two line description of release. PA/VSI Recommendations

April 24, 1998

Ms. Patricia Brown-Derocher Regional Manager TechLaw, Inc. 20 North Wacker Drive Suite 1260 Chicago, Illinois 60606

Reference: contract No. 68-W4-00006; Work Assignment R05052

Dear Ms. Brown-Derocher:

Thank you for your April 23, 1998, letter regarding the Aero Plating Works facility (ILD 005 125 836) located in Chicago, Illinois. I have read through the provided materials and have concluded that the revised submission along with the scoring sheets will constitute the final deliverable for the facility. Please provide a copy of the final report to the appropriate IEPA and facility contacts.

Do not hesitate to call me at (312) 886-0977 should you have additional questions or need additional clarification.

Sincerely,

Gerald W. Phillips

Corrective Action Process Manager

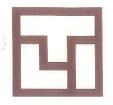
Waste, Pesticides and Toxics Division

cc

R. Young, TechLaw

F. Norling, U.S. EPA





TECH LAW INC.

PHONE: (312) 578-8900 FAX: (312) 578-8904

RZ2.R05052.01.ID.131

April 23, 1998

Mr. Gerald Phillips
U.S. Environmental Protection Agency
Region 5 D-8J
77 West Jackson Boulevard
Chicago, Illinois 60604

Reference:

EPA Contract No. 68-W4-0006; Work Assignment No. R05052; Preliminary Assessment/Visual Site Inspection Report; Aero Plating Works, Chicago, Illinois; EPA ID No. ILD005125836; PA/VSI Report and NCAPS Scoring Report; Task 04 Deliverable

Dear Mr Phillips:

Please find enclosed the Preliminary Assessment/ Visual Site Inspection (PA/VSI) Report and the NCAPS Scoring Report for the referenced facility.

As can be seen by the NCAPS Report, the total migration score is 14.70. Please note that this score is based on past releases of plating related wastes (containing nickel) at SWMUs 1, 2 and 5, and the fact that soils exceeding SSLs were left in place. However, the impacted soils are present beneath the concrete floor of the building and Illinois EPA has approved closure of each of the SWMUs based on the presence of institutional controls. Therefore, the NCAPS score appears to overestimate the current potential for releases at the facility.

Mr. Gerald Phillips April 23, 1998 Page 2

Should you have any questions or require additional information, please feel free to contact me at 312/345-8963 or Mr. Rob Young at 312/345-8966.

Sincerely,

Patricia Brown-Derocher

Regional Manager

cc: F. Norling, EPA Region 5, w/o attachments

W. Jordan, Central Files

Patricia Braunderocher

R. Young

Chicago Central Files

PRELIMINARY ASSESSMENT/VISUAL SITE INSPECTION REPORT FOR AERO PLATING WORKS CHICAGO, ILLINOIS EPA ID NO. ILD005125836

Submitted to:

Mr. Gerald Phillips
U.S. Environmental Protection Agency
Region 5 D-8J
77 West Jackson Boulevard
Chicago, Illinois 60604

Submitted by:

TechLaw, Inc.
20 North Wacker Drive
Suite 1260
Chicago, Illinois 60606

EPA Work Assignment No. Contract No. TechLaw WAM Telephone No. EPA WAM Telephone No. R05052 68-W4-0006 Mr. Rob Young 312/345-8966 Mr. Gerald Phillips 312/886-0977

PRELIMINARY ASSESSMENT/VISUAL SITE INSPECTION REPORT FOR

AERO PLATING WORKS CHICAGO, ILLINOIS EPA ID NO. ILD005125836

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I. <u>EXECUTIVE SUMMARY</u>

The RCRA Facility Assessment (RFA) is the first step in implementing the corrective action provisions of the 1984 Hazardous and Solid Waste Amendments (HSWA) to the Resource Conservation and Recovery Act (RCRA). The purpose of the RFA is to identify environmental releases or potential releases from solid waste management units (SWMUs) and areas of concern (AOCs) that may require corrective action by the facility owner. A Preliminary Assessment/Visual Site Inspection (PA/VSI) is a form of an RFA suitable for implementing the corrective action provisions of HSWA. This PA/VSI Report constitutes the reporting requirement for the RFA at the Former Aero Plating Works facility in Chicago, Illinois.

A preliminary assessment (PA) of the available Illinois Environmental Protection Agency (IEPA) file materials was conducted to familiarize the TechLaw, Inc. (TechLaw) subcontractor Metcalf & Eddy, Inc. (M&E) with past compliance history, evidence of past releases, potential migration pathways, potential for exposure to any released hazardous constituents, closure methods and dates, citizen complaints, manufacturing processes and waste management practices at the Aero Plating Works facility. A Visual Site Inspection (VSI) was conducted on December 29, 1997 by a M&E team to identify and characterize SWMUs and AOCs. File material was provided to the M&E team during the VSI by Mr. Seymour Shiner, the current property owner and Mr. Dan Coyne of ACES Maintenance, an environmental consultant to Mr. Shiner. Photographs were taken during the VSI and are documented in Appendix A. The VSI Field Notebooks are included in Appendix B, and Site Maps showing the general facility location, and SWMU locations is presented in Appendix C.

A total of five SWMUs were identified. These are described in more detail in Sections III of this report. The release potential for three of the SWMUs was determined to be high based on the results of subsurface soil investigations which were performed as part of closure activities. The release potential for the other two SWMUs was determined to be low based on the results of the Preliminary Assessment and Visual Site Inspection.

II. SITE DESCRIPTION

Aero Plating Works, Inc. operated a job-shop electroplating facility under SIC code 3471 in an establishment encompassing two connected buildings at 1850 and 1860 North (N.) Elston Avenue in Chicago, Illinois. Aero Plating performed nickel and chromium plating at the facility and was a hazardous waste generator. Currently the facility is a restaurant and night club and is not involved in any industrial activity. The facility no longer generates hazardous wastes.

The facility is located approximately 0.1 miles east of the Kennedy Expressway (Interstate Highway 94) at the corner of N. Elston Avenue and Cortland Street. A General Location Map showing the site location is included in Appendix C. The facility is currently operated as the River West Restaurant and Night Club. The building at 1850 N. Elston Avenue is an approximately 14,000 sq. ft. single floor building. The building at 1860 N. Elston Avenue is a two story building with a basement and a second floor totaling approximately 11,000 total sq. ft. The majority of the property is occupied by the buildings with the exception of a parking area at the rear of the buildings. All of Aero Plating's operations were performed inside of these buildings. It is assumed that the buildings are locked during the hours that the River West Restaurant and Night Club is not in operation.

The entire property is currently owned by Mr. Seymour Shiner. The property was previously owned by Mr. Louis J. Maiorano, Sr. from 1944 until 1988 when he sold it to Mr. Shiner. Mr. Shiner owned a portion of the property in 1982 and purchased the remainder of the property from Mr. Maiorano in 1988.

Mr. Louis J. Maiorano, Jr. leased the property from Mr. Louis J. Maiorano, Sr. in 1944 to open Aero Plating Works. Aero Plating Works occupied the facility until it ceased operations in 1984. The 1860 N. Elston address was then occupied by a small theater and art gallery on the first floor and offices on the second. The basement was used for storage by the art gallery. The 1850 N. Elston address was leased to a furniture manufacturer that made rattan furniture. The front portion of this address (east side) was set-up as a showroom, the remainder was used as the manufacturing facility. The 1860 N. Elston address changed to its current use in 1988 when Mr. Richard Post leased the property from Mr. Shiner to open the River West Nightclub. LSL Medical Industries, a sterilization company, also leased a portion of the 1850 N. Elston address along with the furniture company, after 1988. The furniture company ceased operation in 1993 and LSL Medical Industries ceased operations in 1996. Since then, River West has expanded into the 1850 N. Elston address.

Site use is unknown prior to the years in which Aero Plating Works was operating (ie., prior to 1944).

Aero Plating operated a job-shop nickel electroplating facility. There were three processes performed by Aero Plating which generated hazardous wastes; metal stripping, nickel plating, and waste water pretreatment.

The metal stripping process involved stripping decrepit or bare metal objects so that the plating process would adhere. The Former Metal Stripping Tanks (SWMU 5) were located in the southwest corner of the basement of the 1860 N. Elston building. A caustic solution containing cyanide was used as the stripping solution. Spent solutions from this unit were sent to the Former Waste Water Pretreatment Area (SWMU 2) for treatment at 1850 N. Elston. Waste solutions generated from this unit were classified as a hazardous waste (F009). The quantity of waste historically generated from this unit could not be determined from the file materials reviewed or from the current facility owner.

Cleaned metal was transferred to the first floor of the 1860 N. Elston building where the Former Nickel Plating Line (SWMU 3) was located. This plating line generated residues which were classified as hazardous waste (F008). About four, 55-gallon drums of this waste were generated per year. From the review of file materials, it also appeared that chrome plating was performed at the facility at one time. Drums of chromium solution were removed from the facility in 1984 and disposed as hazardous waste (D007).

Waste solutions from the Former Metal Stripping Tanks (SWMU 5) and Former Nickel Plating Line were sent to the Former Waste Water Pretreatment Area (SWMU 2) for pretreatment before discharge to the municipal sanitary sewer. Sludges generated from the waste water pretreatment process were classified as hazardous waste (F006). Approximately one 55-gallon drum of this waste was generated every six weeks.

It should be noted that process units such as plating lines and stripping tanks are generally not considered SWMUs. They have been conservatively designated as SWMUs in this report based on the potential for systematic releases over time and management of spent wastes after cessation of the process activities.

Hazardous wastes generated by Aero Plating were stored in the southwestern portion of the 1850 N. Elston building in the Former Hazardous Waste Storage Area (SWMU 1). Wastes were stored in this area for longer than 90 days. When the facility ceased operations in 1984, 59 drums of waste were removed from this area.

Regulatory History

On September 14, 1983, the Illinois Environmental Protection Agency (IEPA) received a report of a trailer leaking an acidic liquid in the alley behind Aero Plating Works. A search warrant was obtained and the investigation discovered 38 drums of chrome plating solutions. According to a representative from Aero Plating, the source of the solution was a discontinued chrome plating line at Aero Plating. Several violations were noted during the IEPA inspection of Aero Plating. On January 24, 1984, the IEPA collected several samples at Aero Plating including samples from drums of chromic acid awaiting recycling, drums of hazardous "mud" which

were from cleaning up the basement area, sludge from the nickel plating tank, discharge from the waste water pretreatment unit, and miscellaneous drums at the facility. Many of these items were identified as hazardous waste. Copies of the Analytical results are included as Appendix D.

On February 13, 1986, an Initial Decision was recorded by the U.S. EPA Office of Administrative Law Judges regarding RCRA violations by Aero Plating. In response to this, Aero Plating filed a closure plan with the IEPA on October 16, 1987.

A Judgement Order, ordering Aero Plating to perform closure activities on the entire facility, was filed on October 28, 1987.

The IEPA reviewed the October 16, 1987 closure plan and disapproved it in a letter dated December 10, 1987. Reasons cited for the disapproval of the plan included deficiencies in the following areas: facility description; description of decontamination procedures; and, list of hazardous wastes treated, stored, or disposed at each unit. A revised closure plan (dated May 6, 1988) was resubmitted to the IEPA on June 6, 1988. This closure plan was conditionally approved by the IEPA in a letter dated July 25, 1988 from the IEPA to Louis J. Maiorano, Jr.

The next correspondence in the file was a letter from Scientific Control Laboratories, Inc. dated July 18, 1991 to Rodney Jacobs, Attorney at Law. This letter reported sampling results from floor wash samples from several areas within the facility, and two soil borings, one from the Former Waste Water Pretreatment Area (SWMU 2) and the other from the Former Hazardous Waste Storage Area (SWMU 1). The soil sample from the Former Hazardous Waste Storage Area (SWMU 1) indicated elevated levels of nickel. The samples were analyzed using the E.P. Toxicity procedure. The concentration of nickel found in the sample collected from the zero to six inch interval was 65.8 mg/L and the concentration of nickel found in the sample collected from the six to twelve inch interval was 32.4 mg/L. This necessitated revising the closure plan due to the discovered release and was documented in a September 4, 1991 letter from the IEPA to the U.S. EPA.

A revised closure plan was submitted to the IEPA by ACES Maintenance on behalf of Seymour Shiner (the current owner of the former Aero Plating property) on May 15, 1992. The IEPA disapproved the revised closure plan siting that the entire facility needed to undergo closure due to the longevity of the closure activities. They communicated this to Seymour Shiner in a letter dated February 11, 1993.

On January 27, 1994, ACES Maintenance, on behalf of Seymour Shiner, submitted a revised closure plan for the site addressing the comments from the February 11, 1993 IEPA letter. This closure plan was conditionally approved by the IEPA in a letter dated May 23, 1994.

In implementing the closure plan, ACES Maintenance performed soil borings in the Former Hazardous Waste Storage Area (SWMU 1) and discovered what was an apparent floor from a former basement. These findings were communicated to the IEPA in a letter dated November 8,

1995. In this letter, ACES Maintenance requested that the unit be granted closure based on the fact that the contamination appeared to be contained by the apparent floor and the current floor of the building. The IEPA conditionally granted closure to the facility in a letter dated February 9, 1996 which required institutional controls such as deed restrictions and maintenance of a cap (i.e., the current floor).

Aero Plating Works maintained a permit to operate a boiler at the 1860 N. Elston address. The permit ID number was 031600CTO.

Environmental Setting

The former Aero Plating facility is located within the City of Chicago in Cook County, Illinois. The facility is located in an area that is primarily industrial/commercial. The nearest residential area is located approximately 1/4 mile west of the facility, on the opposite side of the Kennedy Expressway (Interstate Highway 94). A public storage facility is located across Cortland Street to the north of the facility. A Mobil gas station and car wash is located northeast of the facility diagonally across the intersection of Cortland and N. Elston. A restaurant and small plumbing shop are located east of the facility across N. Elston. Immediately south of the 1850 N. Elston address are the Bronze Memorial Co. that manufactures bronze memorials and the Wagner Foundry which produces signs and industrial and art casting. Across the alley behind the facility (to the west) is an appliance warehouse.

The regional geology/hydrogeology is described in an internal IEPA review memo dated December 8, 1995:

"Based upon the map entitled "Potential for Contamination of Shallow Aquifers from Land Burial of Municipal Wastes", the former Aeroplating facility would have been sitting directly over uniform, relatively impermeable silty or clayey till at least 50' thick, with no evidence of interbedded sand and gravel."

There are no groundwater wells located at the facility. Groundwater in the vicinity is generally five to 15 feet below the ground surface. Groundwater within three miles of the facility is not used for drinking water, agriculture, or industrial uses. Water is supplied to the area by the City of Chicago Water Department. The Water Department draws its water from Lake Michigan which is approximately two miles east of the former Aero Plating facility.

The topography of the site is relatively flat. Surface elevations in the site vicinity are approximately 590 feet above Mean Sea Level. Surface drainage flows through storm water drains, most likely east towards the North Branch of the Chicago River, which is located approximately 1/8 mile east of the facility (the closest surface water body). The North Branch of the Chicago River is primarily used by industry. Based on information for the City of Chicago, published by the Federal Emergency Management Agency (FEMA), the facility is not located in a special flood hazard area. The distance to the 100-year floodplain is unknown. Based on a

United States Geological Survey (USGS) topographical map of the area surrounding the facility, there are no wetlands or sensitive environments within two miles of the facility.

Release History

Soil investigations were performed as part of closure activities for the Former Hazardous Waste Storage Area (SWMU 1), Former Waste Water Pretreatment Area (SWMU 2), and the Former Metal Stripping Tanks (SWMU 5). In each of these investigations, contamination of subsurface soils was identified.

Soil samples taken from beneath the concrete floor at the Former Hazardous Waste Storage Area (SWMU 1) exceeded Soil Screening Levels (SSLs) for lead, copper, and nickel. Initially, it was planned that this soil would be removed to remedied the area. Soil borings performed to delineate the contamination discovered what appeared to be a floor beneath the soils. This was reported in a letter from ACES Maintenance to the IEPA, dated November 8, 1995. Based on the apparent containment of the contaminated soils combined with the relatively low levels of contamination and the regional geology, the IEPA approved closure of this area without removal of the soils. Institutional controls were required as part of the closure.

In the Former Waste Water Pretreatment Area (SWMU 2), lead was detected above the SSL in soil samples collected from borings in the area of this unit. As with the Former Hazardous Waste Storage Area (SWMU 1), the IEPA approved closure of this area without removal of the soils. Institutional controls were required as part of the closure.

The Former Metal Stripping Tanks (SWMU 5) were investigated by wipe samples of decontaminated surfaces and subsurface soil borings as part of closure activities. Walls and floors were decontaminated until the wipe samples were within IEPA clean criteria. The subsurface soil investigations did identify contaminated soil beneath the basement floor. Elevated levels of nickel, chromium, and cyanide were identified during the December 23, 1993 soil investigation. The IEPA approved closure of this unit without removal of these soils because excavation of the soils would have jeopardized the building's structural integrity. Institutional controls were required as part of the closure.

Soil investigations were not performed for the Former Nickel Plating Line (SWMU 3) or the Former Basement Hazardous Waste Storage Area (SWMU 4) due to their location on a floor under which there was a basement.

At the time of the VSI, the IEPA was awaiting information regarding the deed restrictions from Mr. Seymour Shiner. The deed restrictions will be used to determine the final closure status of the facility.

III. SOLID WASTE MANAGEMENT UNITS

This section presents descriptions of the solid waste management units (SWMUs) identified during the PA and VSI at the Aero Plating Works facility. Photograph numbers correspond to those presented in the Photograph Log in Appendix A. A map depicting SWMU locations is provided in Appendix C.

Table 1
Solid Waste Management Units Summary
Aero Plating Works, Chicago, Illinois

SWMU No.	SWMU Name	Release Potential
SWMU 1	Former Hazardous Waste Storage Area	High
SWMU 2	Former Waste Water Pretreatment Area	High
SWMU 3	Former Nickel Plating Line	Low
SWMU 4	Former Basement Hazardous Waste Storage Area	Low
SWMU 5	Former Metal Stripping Tanks	High

SWMU 1 - Former Hazardous Waste Storage Area

Report Photograph No.: 1

Log Book Photograph No(s): 1-7

Period of Operation: 1944 - 1984

Location: This unit was located in the 1850 N. Elston facility in the southwest portion of the building.

Physical Description: This unit comprised a 20-foot by 40-foot area where an aboveground storage tank was used to store sludges from the Waste Water Pretreatment Area (SWMU 2). Records indicate that other drummed hazardous wastes were also stored in this area. This area had a concrete floor and was located inside the building. The capacity of the tank was not stated in the file materials reviewed.

Wastes Managed: Wastes managed in this unit consisted primarily of sludges from the Waste Water Pretreatment Area (SWMU 2) which were classified as hazardous waste (F006). Based on the known hazardous wastes generated at the facility, the drums stored in this unit likely consisted of spent stripping solution (F009), residuals from the plating line tanks (F008), and chromium plating solutions (D007). The quantities of the wastes stored at this unit is not clear. When the facility ceased operations, fifty-nine (59) 55-gallon drums of hazardous waste were removed from this area and shipped offsite for disposal.

History of Releases: Soil samples collected from beneath the concrete floor in this area exceeded Soil Screening Levels (SSLs) for lead, copper, and nickel. Initially, it was planned that this soil would be removed to remediate the area. Soil borings performed to delineate the contamination discovered what appeared to be a concrete floor beneath the soils, as reported in a letter from ACES Maintenance to the IEPA, dated November 8, 1995. This letter is included as Appendix E to this report. Based on the apparent containment of the contaminated soils combined with the relatively low levels of contamination and the regional geology, the IEPA approved closure of this area without removal of the soils. Institutional controls were required as part of the closure. These include prohibition of digging in the area, maintenance of a concrete floor over the area and filing of a deed restriction with the Count Recorder.

Potential for Past/Present Release: High	(X)	١
Moderate	()	į
Low	()	

Conclusions: Although soils exceeding SSLs were left in place at this unit, the IEPA has approved closure of the unit with institutional controls. Therefore, no further investigation is recommended for this unit.

SWMU 2 - Former Waste Water Pretreatment Area

Report Photograph No.: 2

Log Book Photograph No(s): 1-8

Period of Operation: 1944 - 1988

Location: This unit was located in the northeast corner of the 1850 N. Elston facility.

Physical Description: This unit occupied an area measuring approximately 30-feet by 70-feet. It received wastes from the Former Metal Stripping Tanks (SWMU 5) and the Former Nickel Plating Line (SWMU 3). The file material reviewed and information obtained during the VSI did not provide any details as to the type of pretreatment that was being performed. Sludges generated from this unit were transferred to and stored in the aboveground storage tank located in the Former Hazardous Waste Storage Area (SWMU 1). The pretreated water was discharged to the municipal sanitary sewer along N. Elston Avenue.

Wastes Managed: This unit generated one drum of sludge every 6 weeks. The sludge was classified as a hazardous waste (F006).

History of Releases: Lead was detected above the SSL in soil samples collected from borings in the area of this unit. Based on the apparent containment of the contaminated soils provided by the apparent concrete floor from a previous basement combined with the relatively low levels of contamination and the regional geology, the IEPA approved closure of this area without removal of the soils. Institutional controls were required as part of the closure.

Potential for Pa	st/Present Release	: High	(X)
		Moderate	()
		Low	()

Conclusions: Although soils exceeding SSLs were left in place at this unit, the IEPA has approved closure of the unit with institutional controls. Therefore, no further investigation is recommended for this unit.

SWMU 3 - Former Nickel Plating Line

Report Photograph No.: 3

Log Book Photograph No(s): 1-5

Period of Operation: 1944 to 1984

Location: This unit was located on the first floor of the 1860 N. Elston building at the north end of the facility.

Physical Description: This unit occupied an area measuring approximately 10-feet by 40-feet. It consisted of a nickel plating line that generated hazardous sludges (F008). Waste liquids were transferred to the Former Waste Water Pretreatment Area (SWMU 2). Further details relating to the actual design of the plating line were not available in the file materials reviewed as part of the PA or during the VSI.

Wastes Managed: The facility generated approximately four drums of nickel sludge from this unit per year. This sludge consisted of residuals that accumulated in the bottoms of the tanks in the plating line. This waste was classified as hazardous (F008). Waste liquids associated with the nickel plating operations were also managed at this unit.

History of Releases: No history of a release was identified during the PA or during the VSI.

Potential for Past/Present Release: High ()
Moderate ()
Low (X)

Conclusions: There has been no reported release at this unit. At the time of the VSI, there was no visible evidence that any release had occurred. Therefore, no further sampling or investigation is recommended at this unit.

SWMU 4 - Former Basement Hazardous Waste Storage Area

Report Photograph No.: 3

Log Book Photograph No(s): 1-5
Period of Operation: 1944 - 1984
Location: This unit was located in the west end of the first floor of the 1860 N. Elston building.
Physical Description: This unit covered an area measuring approximately 10-feet by 25-feet. Nine drums of hazardous waste (F009) which were generated during the closure of the Former Metal Stripping Tanks (SWMU 5). The materials were stored here until they were disposed.

Wastes Managed: Nine drums of hazardous waste (F009) which were generated from the closure of the Former Metal Stripping Tanks (SWMU 5) were stored here until they were disposed.

History of Releases: No history of a release was identified during the PA or during the VSI.

Potential for Past/Present Release: High	()
Moderate	()
Low	(2	X)

This unit was only active for the one-time closure event.

Conclusions: There has been no reported release at this unit and there is no visible evidence that any release has occurred. Therefore, no further sampling or investigation is needed at this unit.

SWMU 5 - Former Metal Stripping Tanks

Report Photograph No.: 4

Log Book Photograph No(s): 1-11

Period of Operation: 1944 to 1978

Location: This unit was located in the southwest corner of the basement of the 1860 N. Elston address.

Physical Description: This unit consisted of two, 100-gallon above-ground tanks which were used to clean decrepit pieces of metal prior to the plating process. A caustic solution containing cyanide was used as a stripping solution. Spent solutions were sent to the Former Waste Water Pretreatment Area (SWMU 2) for pretreatment prior to discharge to the municipal sanitary sewer.

Wastes Managed: This unit generated spent cyanide bearing stripping solutions (F009). The quantity of waste generated from this unit could not be determined from the file materials reviewed during the PA or during the VSI.

History of Releases: This unit was investigated by wipe samples of decontaminated surfaces and subsurface soil borings as part of closure activities. Walls and floors were decontaminated until the wipe samples were within IEPA clean criteria. The subsurface soil investigations did identify contaminated soil beneath the basement floor. Elevated levels of nickel, chromium, and cyanide were identified during the December 23, 1993 soil investigation. The IEPA approved closure of this unit without removal of these soils because excavation of the soils would have jeopardized the building's structural integrity. Wastes generated during the closure were transferred to the Former Basement Hazardous Waste Storage Area (SWMU 4) for storage prior to disposal.

Potential for Past/Present Release: High	(X)
Moderate	()
Low	(

Conclusions: Although soils exceeding SSLs were left in place at this unit, the IEPA has approved closure of the unit with institutional controls. Therefore, no further investigation is recommended for this unit.

IV. AREAS OF CONCERN

There were no Areas of Concern (AOCs) identified during the PA and VSI at the Aero Plating Works facility.

V. <u>CONCLUSIONS</u>

Based on available file materials, observations made during the VSI, and analytical results of soil sampling conducted at the facility, further investigations under Corrective Action Authorities do not appear warranted for the facility. The releases which were documented at the Former Hazardous Waste Storage Area (SWMU 1), Former Waste Water Pretreatment Area (SWMU 2), and the Former Metal Stripping Tanks (SWMU 5) have been addressed since the IEPA approved closure of each unit. Therefore, these units do not appear to be a threat to public health or the environment, as long as institutional controls are implemented and maintained.

VI. <u>REFERENCES</u>

- 1. April 24, 1973, IEPA Permit-to-Operate for a boiler at Aero Plating Works.
- 2. September 15, 1983, IEPA Observation Report
- 3. January 24, 1984, IEPA Special Analysis Forms
- 4. February 13, 1986, U.S. EPA Office of Administrative Law Judges, Aero Plating Works Initial Decision
- October 15, 1987, Stone, Pogrund, Korey & Spagat submittal of closure plan to IEPA for Aero Plating Works
- 6. October 28, 1987, United States District Court Judgement Order against Louis J. Maiorano Sr. and J. Maiorano Jr.
- 7. December 10, 1987, IEPA review comments on closure plan submitted to Louis J. Maiorano, Jr.
- 8. June 6, 1988, Scientific Control Laboratories revised closure plan for Aero Plating Works submitted to IEPA
- 9. July 25, 1988, IEPA letter to J. Maiorano, Jr. conditionally approving closure plan.
- 10 August 23, 1990, IEPA RCRA Inspection Report of Aero Plating Works facility.
- 11. July 18, 1991, Scientific Control Laboratories, Inc. letter reporting sampling results.
- 12. September 4, 1991, IEPA letter to U.S. EPA regarding the need for a revised closure plan based on the results reported in the July 18, 1991 letter.
- 13. February 11, 1993, IEPA letter to Seymour Shiner disapproving revised closure plan dated November 13, 1992
- 14. February 11, 1993, IEPA letter to Seymour Shiner disapproving revised closure plan.
- 15. January 27, 1994, ACES Maintenance revised closure plan for Aero Plating Works facility
- 16. May 23, 1994, IEPA letter conditionally approving the Jan. 27, 1994 revised closure plan.
- 17. November 8, 1995, ACES Maintenance letter to the IEPA regarding soil borings in the Former Hazardous Waste Storage Area (SWMU 1).

- 18. December 8, 1995, IEPA Internal memo regarding review of Aero Plating Works request for closure.
- 19. February 9, 1996, IEPA letter to Seymour Shiner regarding conditional closure of site.
- 20. VSI Logbook, R. Budzilek and D. Lewis, Metcalf & Eddy, Inc., December 29, 1997.

APPENDIX A Photograph Log



Report Photo No.: 1 Log Book Photo No.: 1-7 Date: December 29, 1997

Time: 1440 Direction: South

Description: View of the location of the Former Hazardous Waste Storage Area (SWMU 1) located in the southwest portion of the 1850 N. Elston address.



Report Photo No.: 2 Log Book Photo No.: 1-8 Date: December 29, 1997 Time: 1445 Direction: North

Description: View of the Former Waste Water Pretreatment Area (SWMU 2) located in the northeast corner of the 1850 N. Elston address.



Report Photo No.: 3 Log Book Photo No.: 1-5 Date: December 29, 1997

Time: 1425 Direction: West

Description:

View of the first floor of the 1860 N. Elston address. This is the former location of the Former Nickel Plating Line (SWMU 3). The Former Basement Hazardous Waste Storage Area (SWMU 4) was located towards the back of this photo near the mirror. Note that the area is currently part of the restaurant/night club.



Report Photo No.: 4 Log Book Photo No.: 1-11

Date: December 29, 1997

Time: 1505 Direction: West

Description:

View of the western-most room of the basement at the 1860 N. Elston address:

This is the location of the Former Metal Stripping Tanks (SWMU 5).



Report Photo No.: 5 Log Book Photo No.: 1-1 Date: December 29, 1997

Time: 1300 Direction: Southwest

Description: View of exterior of the 1860 N. Elston portion of the facility.



Report Photo No.: 6 Log Book Photo No.: 1-2 Date: December 29, 1997

Time: 1305 Direction: Northwest

Description: View of east exterior wall of the facility along North Elston Street.



Report Photo No.: 7 Log Book Photo No.: 1-3 Date: December 29, 1997

Description: View along back wall (west side) of facility.

Time: 1310 Direction: South



Report Photo No.: 8 Log Book Photo No.: 1-4

Date: December 29, 1997

Time: 1420 Direction: West

Description:

View of the second floor of the 1860 N. Elston building. No industrial activities were performed by Aero Plating on the second floor. As shown in the photograph, the second floor is currently part of the restaurant/nigh club.



Report Photo No.: 9 Log Book Photo No.: 1-6 Date: December 29, 1997

Time: 1435 Direction: West

Description: View of the former truck loading/unloading dock area located in the southwest corner of the 1850 N. Elston address.



Report Photo No.: 10 Log Book Photo No.: 1-9 Date: December 29, 1997 Time: 1455 Direction: East

Description: View of eastern most section of the basement at the 1860 N. Elston address.



Report Photo No.: 11 Log Book Photo No.: 1-10 Date: December 29, 1997

Time: 1500 Direction: East

Description: View of central portion of the basement of the 1860 N. Elston address.



JOB BOOK

FROM PENINSULAR PUBLISHING

PROJECT NAME Former Acro Alating

PROJECT NUMBER #156052

CREW BUDZILEE/LEWIS

DATE (2/29/5) BOOK # 1 OF 1

WEATHER ____

FIELD BOOK 16 PAGE 8 LEAVES 50% RAG

URVE FORMULAS

$$R = T \cot \frac{1}{2} I$$

$$R = \frac{50}{\sin \frac{1}{2} D}$$

$$E = R \text{ ex. sec } \frac{1}{2} I$$

$$E = T \tan \frac{1}{4} I$$

$$Chord def. = \frac{\text{chord}^2}{R}$$

$$No. \text{chords} = \frac{I}{D}$$

$$Tan. \text{def.} = \frac{1}{2} \text{ chord def.}$$

distance, divided by twice the radius, will equal nt to curve. very nearly.

iven distance and deflection.

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riven deflection by 57.3, and divide the product by

or a given angle and distance. Multiply the angle act by the distance.

GENERAL DATA

NGLES. Square the altitude, divide by twice the base for hypotenuse.

It. $10.10^2 \div 200 = .5$. 100 + .5 = 100.5 hyp.

It. $25.25^2 \div 200 = 3.125$: 100 - 3.125 = 96.875 = Base. If first example, .002; in last, .045.

ail in one mile of track: multiply weight per yard

prrection for curvature and refraction, in feet qual to 0.574 d², where d is the distance in miles. rature alone is closely, \(\frac{2}{3} d^2 \). The combined cor-

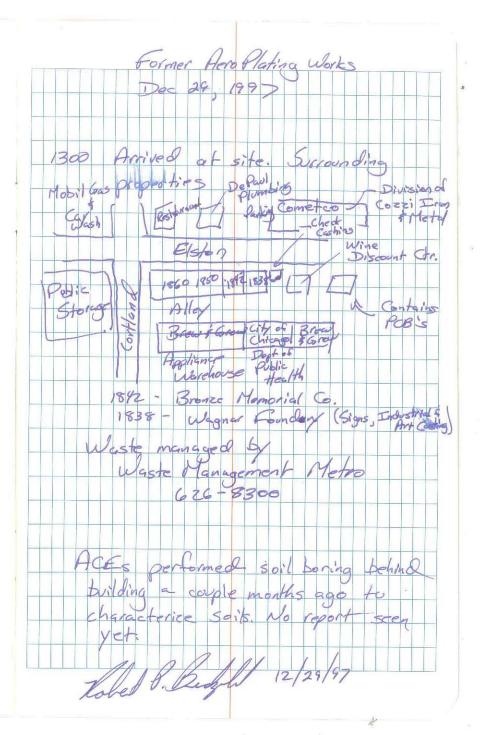
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25	.4167	35	.5833	45	.7500	55	.9167
26	. 4333	36	.6000	46	.7667	56	.9333
27	.4500	37	.6167	47	.7833	57	.9500
28	.4667	38	.6333	48	.8000	58	.9667
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ES IN DECIMALS OF A FOOT

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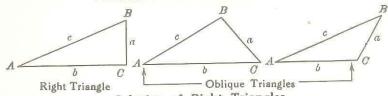


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TRIGONOMETRIC FORMULAS



Solution of Right Triangles For Angle A. $\sin = \frac{a}{c}$, $\cos = \frac{b}{c}$, $\tan = \frac{a}{b}$, $\cot = \frac{b}{a}$, $\sec = \frac{c}{b}$, $\csc = \frac{c}{a}$

 $B, a, b \mid B = 90^{\circ} - A, a = c \sin A, b = c \cos A$ Solution of Oblique Triangles

Solution of Oblique Triangles

A, B, a | B, c, C |
$$b = \frac{a \sin B}{\sin A}$$
, $C = 180^{\circ} - (A + B)$, $c = \frac{a \sin C}{\sin A}$

A, a, b | B, c, C | $\sin B = \frac{b \sin A}{a}$, $C = 180^{\circ} - (A + B)$, $c = \frac{a \sin C}{\sin A}$

a, b, C | A, B, c | $A + B = 180^{\circ} - C$, $\tan \frac{1}{2}(A - B) = \frac{(a - b) \tan \frac{1}{2}(A + B)}{a + b}$, $c = \frac{a \sin C}{\sin A}$

a, b, c | A, B, C | $a = \frac{a + b + c}{2}$, $\sin \frac{1}{2}A = \sqrt{\frac{(x - b)(x - c)}{a c}}$, $C = 180^{\circ} - (A + B)$

a, b, c | Area | $a = \frac{a + b + c}{2}$, $a = a = \sqrt{s(x - a)(s - b)(s - c)}$

A, b, c | Area | $a = \frac{b c \sin A}{2}$

A, B, C, a | Area | $a = \frac{a^2 \sin B \sin C}{2 \sin A}$

REDUCTION TO HORIZONTAL



A, B, C, a Area

Horizontal distance - Slope distance multiplied by the cosine of the vertical angle. Thus: slope distance = 319. 4ft. Vert. angle = 5° 10′. Since cos 5° 10′=.9959, horizontal distance = 319. 4×.9959 = 318.09 ft.

Horizontal distance also = Slope distance minus slope distance times (1-cosine of vertical angle). With the same figures as in the preceding example, the following result is obtained. Cosine 5° 10′ = 9959. 1—.9959 = .0041. 319.4×.0041 = 1.31. 319.4 - 1.31 = 318.09 ft.

When the rise is known, the horizontal distance is approximately the slope distance less the square of the rise divided by twice the slope distance. Thus: rise=14 ft., slope distance=302.6 ft. Horizontal distance=302.6 $\frac{14 \times 14}{1202.6} = 302.6 = 0.32 = 302.28$ ft.

APPENDIX B
Visual Site Inspection Field Notebooks

CURVE FORMULAS

$$\begin{array}{lll} T = R \, \tan \frac{1}{2} \, I \\ T = \frac{50 \, \tan \frac{1}{2} \, I}{\sin \frac{1}{2} \, D} \\ Sin. \, \frac{1}{2} \, D = \frac{50}{R} \\ Sin. \, \frac{1}{2} \, D = \frac{50 \, \tan \frac{1}{2} \, I}{T} \\ \end{array} \quad \begin{array}{ll} R = T \, \cot . \, \frac{1}{2} \, I \\ R = \frac{50}{\sin . \, \frac{1}{2} \, D} \\ E = R \, ex. \, \sec \frac{1}{2} \, I \\ E = T \, \tan \frac{1}{2} \, I \\ \end{array} \quad \begin{array}{ll} Chord \, def. = \frac{chord^2}{R} \\ No. \, chords = \frac{I}{D} \\ Tan. \, def. = \frac{1}{2} \, chord \, def. \end{array}$$

The square of any distance, divided by twice the radius, will equal the distance from tangent to curve, very nearly.

To find angle for a given distance and deflection.

Rule 1. Multiply the given distance by .01745 (def. for 1° for 1 ft.) and divide given deflection by the product.

Rule 2. Multiply given deflection by 57.3, and divide the product by the given distance.

To find deflection for a given angle and distance. Multiply the angle by .01745, and the product by the distance.

GENERAL DATA

RIGHT ANGLE TRIANGLES. Square the altitude, divide by twice the base. Add quotient to base for hypotenuse.

Given Base 100, Alt. $10.10^2 \div 200 = .5$. 100 + .5 = 100.5 hyp.

Given Hyp. 100, Alt. $25.25^2 + 200 = 3.125$: 100 - 3.125 = 96.875 = Base. Error in first example, .002; in last, .015.

To find Tons of Rail in one mile of track: multiply weight per yard by 11, and divide by 7.

Leveling. The correction for curvature and refraction, in feet and decimals of feet is equal to $0.574\,\mathrm{d}^2$, where d is the distance in miles. The correction for curvature alone is closely, $\frac{2}{3}\mathrm{d}^2$. The combined correction is negative.

PROBABLE Error. If d_1 , d_2 , d_3 , etc. are the discrepancies of various results from the mean, and if Σd^2 —the sum of the squares of these differences and n=the number of observations, then the probable error of the mean= $\pm 0.6745 \sqrt{\frac{\Sigma d^3}{n \, (n\!-\!1)}}$

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INCHES IN DECIMALS OF A FOOT

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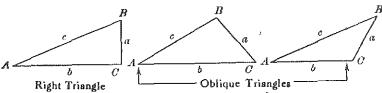
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TRIGONOMETRIC FORMULAS



Solution of Right Triangles

Solution of Oblique Triangles

Given A, B, a Bequired b, c, C b
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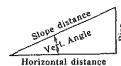
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REDUCTION TO HORIZONTAL



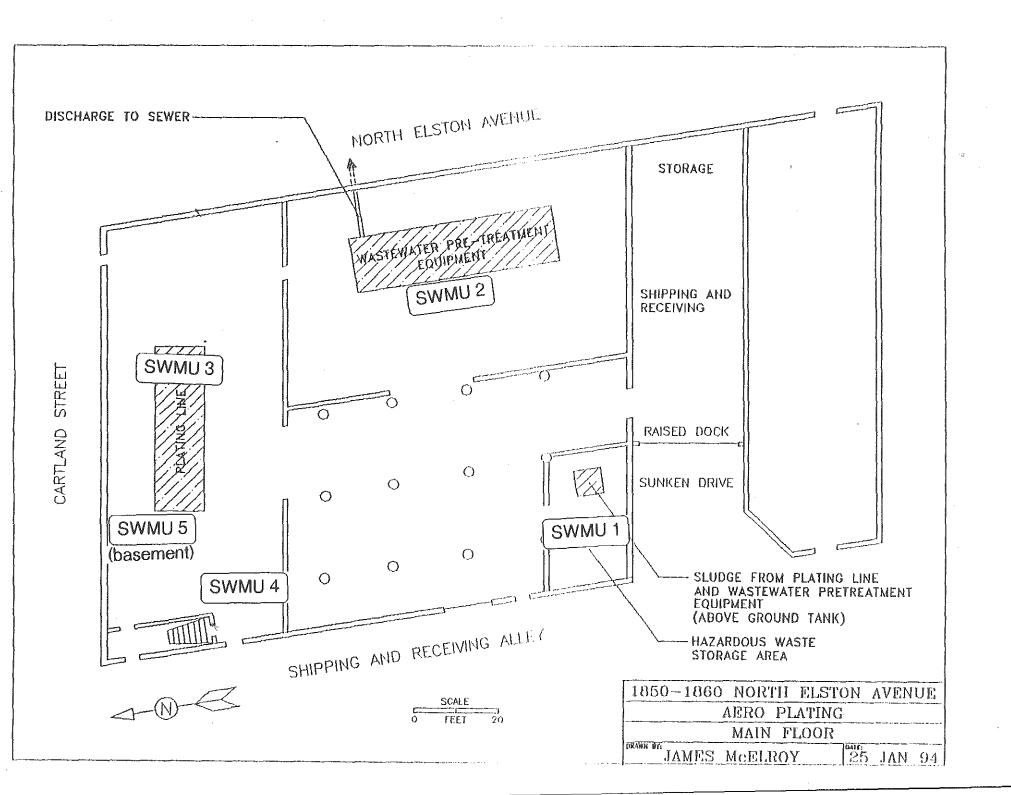
Horizontal distance — Slope distance multiplied by the cosine of the vertical angle. Thus: slope distance = 319.4 ft. Vert. angle — 5° 10′. Since cos 5° 10′ = .9959, horizontal distance – 319.4°. 9959=318.69 ft.

y distance - 319.4%.9959=318.09 ft.

Horizontal distance also - Slope distance minus slope distance times (1- cosine of vertical angle). With the same figures as in the preceding example, the following result is obtained. Cosine 5° 10′...9859.1-..9959=.0041. 318.4%.0041=1.31.319.4-1.31=318.09 ft.

When the rise is known, the horizontal distance is approximately the slope distance less the square of the rise divided by twice the slope distance. Thus; rise = 14 ft., slope distance = 302.6 ft. Horizontal distance = 302.6 $\frac{14 \times 14}{2 \times 302.6} = 302.6 - 0.32 = 302.28$ ft.

APPENDIX C
General Location Map
and
Facility Layout and SWMU Locations



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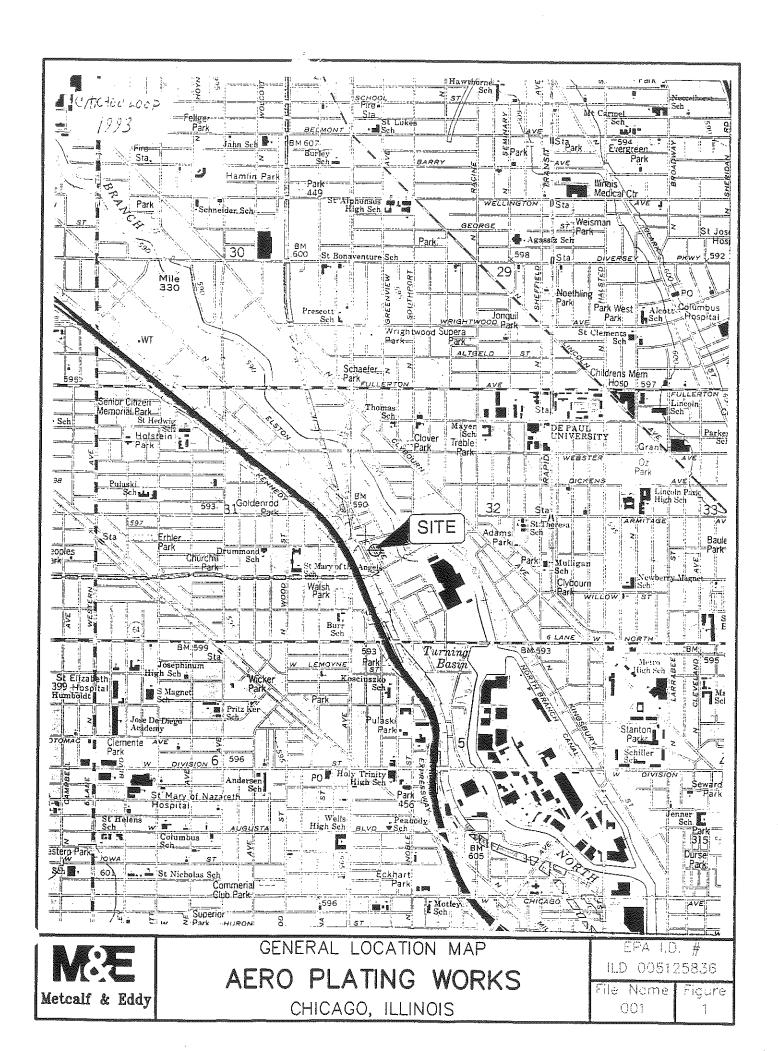
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APPENDIX D
Analytical Results (1-24-84 Sampling Event)



APPENDIX E
Documentation Regarding Sub-Grade Flooring

ACES MAINTENANCE



November 8, 1995

Mr. Greg Sanders STATE OF ILLINOIS ENVIRONMENTAL PROTECTION AGENCY Bureau of Land, Leaking Underground Storage Tank Section P. O. Box 19276 2200 Churchill Road Springfield, Illinois 52794-9276

RE: 1860 North Elston Avenue, Chicago, Illinois Previous area of aboveground tank for sludge from plating line and waste water pre-treatment equipment and hazardous waste sludge area.

Dear Mr. Sanders:

The area of concern was previously used as a waste sludge storage area. The area was near the building loading dock and used for temporary sludge storage, residual material and waste material from previous plating operation. Previously, analytical test indicated an elevated level of Nickel and Lead. It is not certain if the levels of Nickel and Lead was a result of the plating company storage or whether the high levels were from the "Chicago Fire" back fi]].

The original closure plan suggested that the soil be removed from this area. To accommodate the removal operation, mechanical equipment and a large sterilizing system were removed from the room. The square footage of this room totals about 800 square feet. The room is 20 x 40 feet. There is one roof supporting wood timber in the center of the room.

The owner of the property has removed the concrete floor to facilitate the soil removal. A review of the space after the mechanical and starilizing equipments were removed, revealed four partial windows. This construction is not typical with the remaining building construction.

Recent core drilling to collect soil samples for TCLP priority pollutants were restricted at a 4 foot depth. Several attempts were made at several random locations and solid concrete was encountered each time. An interview with the current owner confirmed the fact that the concrete was a basement floor from a previous building. The area had been back-filled with dirt to match the grade of the surrounding building. Indications are

- 7

Mr. Greg Sanders RE: 1860 North Elston Avenue Chicago, Illinois Page 2

that foundation walls exist below this floor to a minimum depth of 6 feet. (See photo log showing window location and floor plan diagram showing location of this area).

This newly discovered condition has prompted ACES MAINTENANCE to suggest a variance of the closure plan previously submitted. It is suggested that this particular location be sealed with a concrete slab thereby entombing any contamination that may be present in a complete concrete enclosure. Encasement of the material in concrete would also help avoid the possibility of structural damage caused by undermining a load bearing wall or weakening the center roof support. in the middle of the space. There are no floor drains or other utilities in this room.

Please let me know if you agree with this yariance request.

Sincerely.

Daniel T. Coyne,

President

James McElfov

Registered Professional Engineer

ILLINDIS NO. 062-041899

cc: Mr. Symour Shinar